

### 2.2.1 R-R Rural Residential District

This district shall include all land and water areas indicated on the Zoning District Map as R-R. The purpose of classifying land and water areas within this district is to regulate uses in rural, agricultural and environmentally sensitive areas.

The following provisions shall apply in the R-R Rural Residential District unless otherwise provided:

#### A. Permitted Uses:

##### 1. General

Accessory buildings or uses

Agricultural or horticultural crops, including but not limited to livestock, soybeans, tobacco production, timber, orchard fruits, vegetables, flowers or ornamental plants and also including sale of materials grown on the premises, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract.

Dwellings, Single-family

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Nature preserve

Residential care facilities

Riding or boarding stables

Wildlife management

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

##### 2. The following uses are permitted provided that all structures observe a one hundred and fifty feet (150) front, street side, side and rear yard:

Accessory buildings or uses

Churches, parish halls, and temples

Colleges, schools, and institutions of learning (except training schools)

Commercial fishing lakes

Convents and monasteries

Garage or yard sales

Golf courses; except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes

Outdoor swimming clubs and outdoor tennis clubs/courts

Parks and playgrounds, and community centers

Private non-profit clubs or camps of a recreation nature (other than outdoor gun clubs)

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to

Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

### D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.05  
Floor Area Ratio for Conservation Subdivisions see Table 7.11.1
2. Maximum Density: 0.2 dwellings per acre

## 2.2.2 R-E Residential Estate District

The following provisions shall apply in the R-E Residential Estate District unless otherwise provided in these regulations:

### A. Permitted Uses:

Accessory buildings or uses  
 Agricultural uses  
 Churches, parish halls and temples  
 Colleges, schools, and institutions of learning (except training schools)  
 Community residences  
 Convents and monasteries  
 Country clubs  
 Dwellings, Single-family  
 Family care home (mini-home)  
 Garage or yard sales  
 Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose  
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries  
 Parks, playgrounds, and community centers  
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner  
 Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

### D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.1  
Floor Area Ratio for Conservation Subdivisions see Table 7.11.1
2. Maximum Density: 1.08 dwellings per acre

## 2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

### A. Permitted Uses:

Accessory buildings or uses  
 Agricultural uses  
 Churches, parish halls and temples  
 Colleges, schools and institutions of learning (except training schools)  
 Community residences  
 Convents and monasteries  
 Country clubs  
 Dwellings, Single-family  
 Family care home (mini-home)  
 Garage or yard sales  
 Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes  
 Home occupations  
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries  
 Parks, playgrounds, and community centers  
 Residential care facilities  
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract,

and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

### D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density and FAR

#### 1. Maximum Floor Area Ratio:

- a. For all lots: .....0.3
- For all other lots (Anchorage only) .....0.12
- Floor Area Ratio for Conservation Subdivisions see Table 7.11.1

#### 2. Maximum Density:

- a. For Anchorage, Shively: .....1.45 dwellings per acre
- b. For Jefferson County, Douglass Hills, Hurstbourne, Middletown, St. Matthews: .....1.08 dwellings per acre

## 2.2.4 R-2 Residential Single Family District

The following provisions shall apply in the R-2 Residential Single Family District unless otherwise provided in these regulations:

### A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.  
Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

**B. Conditional Uses:**

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

**C. Permitted Uses With Special Standards\***

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

**D. Property Development Regulations**

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

**E. Maximum Density and FAR**

1. Maximum Floor Area Ratio: 0.5  
Floor Area Ratio for Conservation Subdivision see Table 7.11.1
2. Maximum Density: .....2.17 dwellings per acre

### 2.2.5 R-3 Residential Single Family District

The following provisions shall apply in the R-3 Residential Single Family District unless otherwise provided in these regulations:

**A. Permitted Uses:**

All uses permitted in the R-1 Residential Single Family District.  
Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

**B. Conditional Uses:**

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

**C. Permitted Uses With Special Standards\***

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR:

1. Maximum Floor Area Ratio: 0.5  
Floor Area Ratio for Conservation Subdivision see Table 7.11.1
2. Maximum Density: .....3.63 dwellings per acre

### 2.2.6 R-4 Residential Single Family District

The following provisions shall apply in the R-4 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District.  
Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:

- a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5): 1.5
- b. For all other lots: 0.5
- c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1

2. Maximum Density: .....4.84 dwellings per acre

### 2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

#### A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district  
Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

#### B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

#### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

- 1. Temporary Activities
- 2. Transitional Housing

#### D. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

#### E. Maximum Density And Far

- 1. Maximum Floor Area Ratio:
  - a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5

- b. For all other lots: 0.5
- c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1
- 2. Maximum Density: .....7.26 dwellings per acre

### 2.2.8 U-N Urban Neighborhood District

The following provisions shall apply in the Urban Neighborhood District unless otherwise provided in these regulations.

#### A. Permitted Uses:

Accessory buildings or uses  
 Agricultural uses  
 Churches, parish halls and temples  
 Colleges, schools, and institutions of learning (except training schools)  
 Community residences  
 Convents and monasteries  
 Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district.  
 Dwellings, Single-family  
 Family care home (mini-home)  
 Garage or yard sales  
 Home occupations  
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries  
 Parks, playgrounds, and community centers  
 Planned Development Option: in addition to other uses permitted in the UN District, which may include multi-family dwellings; dwellings, two-family; dwellings, attached; dwelling, single family with one zero-foot sideyard setback; and automobile parking areas when (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.  
 Residential care facilities  
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

#### B. Conditional Uses:



Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing

### D. Property Development Regulations

Refer to the applicable Form District requirements in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density And Far

1. Maximum Floor Area Ratio: .....0.75  
Planned Development Option:.....3.0
2. Maximum Density: .....1 dwelling per lot  
Planned Development Option:....58.08 dwelling units per acre

### F. Urban Residential Zones

In areas being developed under the Planned Development Option which have been determined by the Legislative Body to meet the criteria of an urban residential zone set forth in KRS 100.201(3), all new construction and expansions of principal or accessory structures, and exterior alterations to existing structures (that require a permit), regardless of the use of the structure, shall be required to conform to the Approved Guidelines.

### 2.2.9 R-5A Residential Multi-Family District

The following provisions shall apply in the R-5A Residential Multi Family District unless otherwise provided in these regulations:

The Residential Multi Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single-family dwellings, row houses and multiple family dwellings.

#### A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence  
Dwellings, Multiple family  
Dwellings, Two-family

#### B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

#### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

#### D. Property Development Regulations

Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions.

#### E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density: .....12.01 dwellings per acre

### 2.2.10 R-5B Residential Two-Family District

The following provisions shall apply in the R-5B Residential Two-Family District unless otherwise provided in these regulations:

The Residential Two-Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single family dwellings, two-family dwellings, semi-detached dwellings and carriage houses.

### A. Permitted Uses:

Accessory buildings or uses  
 Agricultural uses  
 Carriage houses  
 Churches, parish halls and temples  
 Colleges, schools, and institutions of learning (except training schools)  
 Country clubs  
 Dwellings, Semi-detached  
 Dwellings, Single-family  
 Dwellings, Two-family  
 Garage or yard sales  
 Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for a commercial purpose  
 Home occupations  
 Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries  
 Parks, playgrounds, and community centers  
 Residential care facilities  
 Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

### B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

### D. Property Development Regulations:

Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5
2. Maximum Density: .....Two dwellings per lot

### 2.2.11 R-6 Residential Multi-Family District

The following provisions shall apply in the R-6 Residential Multi Family District unless otherwise provided in these regulations.

#### A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence  
Dwellings, Multiple family  
Dwellings, Two-family

#### B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

#### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

#### D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

#### E. Maximum Density and Far

1. Maximum Floor Area Ratio: 0.75
2. Maximum Density: .....17.42 dwellings per acre

### 2.2.12 R-7 Residential Multi-Family District

The following provisions shall apply in the R-7 Residential Multi Family District unless otherwise provided in these regulations.

#### A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence  
Bed and Breakfasts  
Boarding and lodging houses

Dwellings, Multiple family  
Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 1.0
2. Maximum Density: .....34.8 dwellings per acre

### 2.2.13 R-8A Residential Multi-Family District

The following provisions shall apply in the R-8A Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):  
Assisted living residence  
Bed and Breakfasts  
Boarding houses  
Day care centers, day nurseries, nursery schools and kindergartens  
Dwellings, Multiple family  
Dwellings, Two-family  
Family care home (minihome)

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

### C. Permitted Uses With Special Standards\*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Temporary Activities
2. Transitional Housing
3. Homeless Shelter

### D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

### E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 3.0
2. Maximum Density: .....58.08 dwellings per acre